WHAT'S NEW?

REMS 6.1

Overview

This document provides information on the issues included in REMS Release 6.1. The **Enhancements** section addresses the changes made to the screens or changes in system functionality.

The **Modification** section addresses issues identified in a previous release. These are not functionality or feature changes; they are modifications or corrections to system performance.

The **Database Changes** section documents additions or changes to the database that do not affect screen appearance or performance. The database changes may be associated with the current or prior releases.

The **Business Rule Notes** section addresses any business rule highlights, announcements, or changes.

Enhancements

Contact Information

→ Ownership - Owner Contact

→ Lessee/Operator - Lessee Contact

→ Management - Management Agent Regional Office

→ Management - Management Agent Contact

→ Management - Management Agent Site Manager

→ Sponsor/Developer - Sponsor/Developer Contact

→ Residents and Neighborhood - Resident Organization Contact

→ Subsidy Status - Assistance Contract Detail - Contact

→ Finance Summary - Finance Detail - Holding Mortgagee Contact (source system = F47)

→ Finance Summary - Finance Detail - Servicing Mortgagee Contact (source system = F47)

→ Finance Summary - Finance Detail - Originating Mortgagee Contact (source system = DAP)

The contact TIN/SSN has been removed from the REMS database and from all screens that display the contact information.   All contact fields in REMS labeled "*Pager*" have been renamed "*Pager/Cell Phone*". These changes apply to all contact information that is either displayed or entered.

Geo Information

→ Summary

→ Residents and Neighborhood

For the first time in fiscal year 2006, HUD used the Core-Based Statistical Area (CBSA) instead of the Metropolitan Statistical Area (MSA) to determine the Fair Market Rates (FMR) published in REMS. REMS now uses the new geographic coding standard and the core-based statistical areas for the logic to associate the FMR. This process specifically affects the Property Address and the renewals of Section 8 contracts.

The *County Subdivision Code* and *County Subdivision Name* has been added to the Geo Information section on the Property **Summary** and **Residents and Neighborhood** screens.

Finance

→ Finance Summary

→ Finance Detail

The REMS/MARS interface was updated to populate the following fields from MARS: *Assignment Date, Unpaid Principal Balance, Unpaid Principal Balance Effective Date, Interest Rate, Term, Maturity Date,* and *Final Claim Paid Date*. When data is available from MARS, these fields will now be populated in REMS on the **Finance Detail page.**

Contract Processing

→ Function/Contract Selection

On the **Function/Contract Selection** screen, "Cancelled and Not Completed" has been added to the list of options in the "Processing Status (if applicable)" drop down list. This selection will allow REMS users to properly identify renewal transactions that are cancelled and not completed. This will alleviate the need to delete incomplete records that create records in ARAMS without a matching renewal record in REMS.

Also, on the **Function/Contract Selection** screen, "2007" has been added to the list of options in the *Fiscal Year* drop down list. All associated values were also added to the *Contract Action Selection* drop down list.

→ REMS Rent Adjustment

REMS will now issue a warning message when the user attempts to Execute a Rent Adjustment if the *Rent Adjustment Effective Date* is later than the *Contract Expiration Date* and **NO** renewal record exist in REMS for the contract. The warning states: "This contract has not been renewed and will expire prior to the Rent Adjustment Effective Date. It is recommended that rents be handled through the Section 8 renewal process. Do you want to continue?"
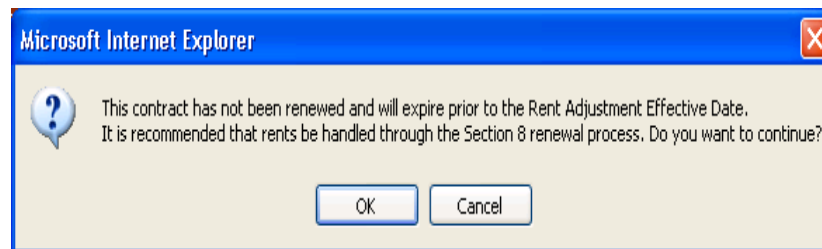

REMS currently issues a similar warning when a user enters a *Rent Adjustment Effective Date* that is greater than the *Contract/Stage Expiration Date* and there is an existing Renewal in REMS. This message will also continue to display.

→ **All MAHRA Renewals and Amend Rent Worksheets**

When the *Rents Final For Contract Exhibit* has been changed to "Yes" on the Contract Processing detail screens, a new message has been added to remind users that there are additional funding steps to be taken. For renewals the message reads: This renewal is now complete: please initiate your funding request procedures".
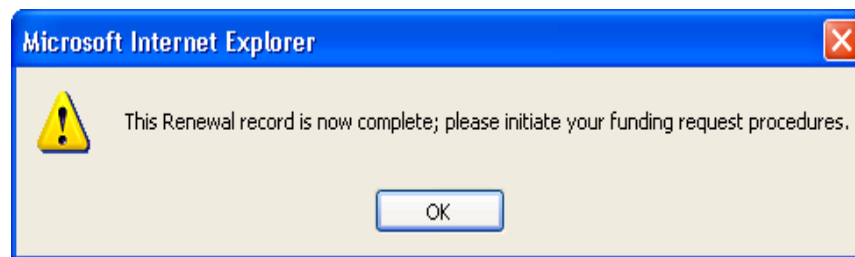
For Amend Rents the message reads: "This Amend Rents Only Rent Increase is now complete: please initiate your funding request". The pop-up message will display when the user saves a renewal where all edits have been satisfied and the "Rents Final for Contract Exhibit" indicator is set to "Yes". The user must press "OK" to close the message box.
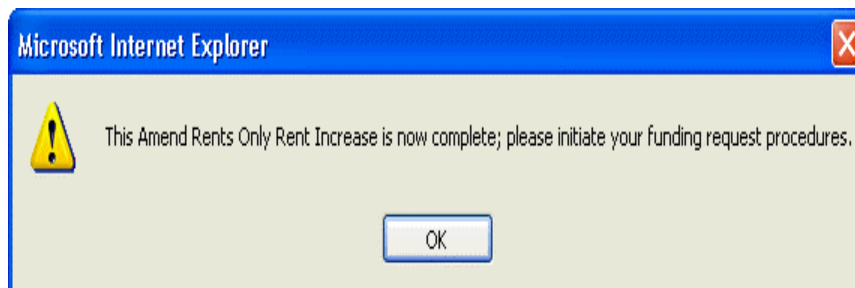
Property Management

→ **Management Review Detail**

REMS has modified the assignment functionality associated with the *Person/Role Responsible for Review* field on the **Management Review Detail** Screen. The "Person/Role Responsible for Review" drop-down list now displays only the names and roles that are consistent with the user role that is to make the assignment.

A PBCA user associated with a property (via assistance contract assignment) with the appropriate rights to the **Management Review** screen will only have access to assign users who are also assigned to the given property and whose roles are either CA, SCA, OR BCA.

Project Actions

The logic for assigning system generated Project Actions has been modified to correctly assign the appropriate role as the "Person/Role Responsible for Action". MFH project actions are automatically assigned to a MFH role. The modification is to ensure that MFH users aren't assigned to Contract Administrator Activities as the "Person/Role Responsible for Action" and that Performance Based Contract Administrators (PBCA) aren't assigned to non-Contract Administrator activities as the "Person/Role Responsible for Action".

→ Project Action Detail

The "Time" data entry fields will only display for PBCA users for the following Project Actions: "Resident notified CA of LTH&S issues and CA notified owner of these issues" and "Resident notified CA of NLTH&S issues and CA notified owner of these issues". The *Action Start Date/Time* and *Target Completion Date/Time* fields are mandatory for these two actions. The actual times entered into these fields will be used to generate AQL Performance HUD reports to provide a more accurate account of when the PBCA completes these items.   The *Target Completion Date/Time* will be used to determine the notification date and time.

The "Time" data input fields have been removed from all other **Project Action Detail** screens since the time is not required for any other action.

Occupancy

The *Type of Rent Increase* field and its associated *Describe Other* field have been removed from the **Occupancy** Screen.

Modifications

Contract Processing

→ REMS Rent Adjustment

Once a Rent Adjustment has been executed, the "Go to Function Detail" button will appear on the **Function/Contract Selection** screen for all REMS users. Previously the button only appeared if the user was assigned to the property.
The **REMS Rent Adjustments** screen has been corrected and cannot be edited once the rent adjustment has been executed. This will help to keep the REMS and ARAMS data in sync.

→ 5b: Request Contract Renewal for a Preservation Project

For renewal option 5b only, the system was recording the "Length of Contract in Months"=12, as a Short-Term renewal. This has been corrected and the Short Term Renewal Indicator will now set to "Y", when the "Length of Contract in Months" is less than 12 and will set to "N" when the length is equal or greater than 12.

→ Renewal Budget Detail

"Back" buttons within the Contract Processing module are now working properly. All "Back" buttons should now return the user to the previously viewed screen.

Subsidy Status

→ Assistance Contract Detail

The *Contract Administrator* section on the **Assistance Contract Detail** screen will display the **current** Contract Administrator's name and address. The selection of the current administrator will be based on the record in the "Contract_Participant" table with an *Effective Date* that is before to the current date and an *Expiration Date* that is after the current date.

Finance

→ Finance Summary

→ Finance Detail

The old Financing Instrument tables and the redesigned (REMS) Financing Instrument tables are now in sync with any updates from F47, LAS, PAS or MARS to insure that the *Unpaid Principal Balance* field is populated.

Database Changes

All database changes for this release were associated with modifications or enhancements previously mentioned.

Business Rule Notes

User Guide

→ Contract Processing – Chapter 18   (10309)

A note was added, to the Contract Processing chapter of the User Guide, to remind users to adjust the Comparability Study by the Operating Cost Adjustment Factor (OCAF) every year that an OCAF rent increase is given in a multi-term contract. Actual rents should never be higher than comparable rents, and if the comparable rents are not adjusted by OCAF then the actual rents could potentially become higher than the comparable rents. There is no functionality change.